



2021-013000
Klamath County, Oregon
08/25/2021 01:30:00 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dawn Perth
19148 Edler St.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Dawn Perth
19148 Edler St.
Klamath Falls, OR 97603
File No. 477754AM

STATUTORY WARRANTY DEED

Bly Assembly of God, an Oregon non-profit corporation and Assemblies of God, Oregon District, an Oregon non-profit corporation as to Parcels 1 and 2

Assembly of God Church and Oregon District Assemblies as to Parcel 3,

Grantor(s), hereby convey and warrant to

Dawn Perth,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1:

Beginning at a point on the Westerly line of Edler Street, according to the plat of First Addition to Bly, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, at the Southeast corner of property described in Deed to H.W. McNeil, which deed is recorded in Book 92 of Deeds, page 459, records of Klamath County, Oregon; thence Northerly along the Westerly line of Edler Street 50 feet; thence Westerly at right angles to Edler Street, 100 feet; thence Southerly parallel with Edler Street 50 feet, more or less, to the Southwest corner of property described in said deed to H.W. McNeil; thence Easterly at right angles to Edler Street along the Southerly line of the McNeil property 100 feet, more or less, to the point of beginning, being a portion of Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian.

PARCEL 2:

Lot 3 in Block 12 of First Addition to Bly, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Beginning at an iron pipe which is North 89°52' West 1608.35 feet and South 1°13' West 646.4 feet from the Northeast corner of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, thence North 83°37' West 200.6 feet along the Northerly line of the school lot; thence North 1°13' East 52.7 feet; thence South 86°07' East 200 feet; thence South 1°13' West 61.5 feet to the point of beginning, being in the NE1/4 of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$110,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable

9.2

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20th day of August, 2021.

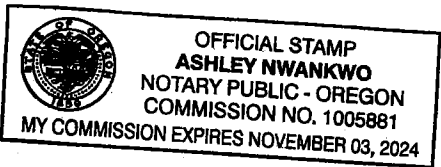
Bly Assembly of God, an Oreogn non-profit corporation and Assemblies of God, Oregon District, an Oregon non-profit corporation

By: [Signature]
William E. Wilson, President

State of Oregon}ss.
County of Washington }

On this 20 day of August, 2021, before me, Ashley Nwankwo a Notary Public in and for said state, personally appeared William E. Wilson known to me to be the President of the Bly Assembly of God, an Oregon non-profit corporation and Assemblies of God, Oregon District Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: 3303 NE 78th Ave Apt 16 Vancouver, WA 98662
Commission Expires: 11.03.2024



Dated this 23rd day of August, 2021.

Bly Assembly of God, an Oreogn non-profit corporation and Assemblies of God, Oregon District, an Oregon non-profit corporation

By: Lee McCloud
Lee McCloud, Vice President

State of Oregon } ss.
County of Marion }

On this 23rd day of August, 2021, before me, Stanton D. Turner a Notary Public in and for said state, personally appeared Lee McCloud known to me to be the President of the Bly Assembly of God, an Oregon non-profit corporation and Assemblies of God, Oregon District Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stanton D. Turner
Notary Public for the State of Oregon
Residing at: Keizer Oregon
Commission Expires: 11/15/2024

